



PLANNING COMMISSION SUMMARY OF ACTIONS

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November 12, 2003

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PRESENT: Commissioners Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioner Alcorn

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth noted that the Policy and Procedures Committee met this evening and discussed the Area Plans Review Citizens Guide. She also noted that the Policy and Procedures Committee would meet on Wednesday, November 19, 2003 to discuss staff revisions to stormwater management submission requirements, and again on Wednesday, December 3, 2003 to discuss cluster by-right development. She noted that both meetings would begin at 7:30 p.m. in the Board Conference Room.

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Commissioner de la Fe announced that a Transportation Committee would meet on Thursday, November 20, 2003 at 7:30 p.m. in the Board Conference Room to be briefed on Infill Study recommendations related to sidewalks.

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Chairman Murphy noted that Commissioner Kelso received a letter from Gary Chevalier, School Board, regarding the computation used to determine the monetary contributions applicants should proffer for schools in rezoning applications. He said a review of this matter was needed to ensure that the School Board and the Planning Commission were in agreement.

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Commissioner Moon noted that there were unresolved issues concerning the Zoning Ordinance Amendment on Editorial Amendments scheduled for public hearing tonight; therefore, he MOVED THAT THE PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT ON EDITORIAL AND OTHER MINOR REVISIONS BE DEFERRED PENDING DETERMINATION AS TO WHETHER THIS ITEM MET SUFFICIENT REQUIREMENTS OF PUBLIC NOTICE.

Commissioner Koch seconded which carried unanimously with Commissioner Alcorn absent from the meeting.

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ZONING ORDINANCE AMENDMENT (FIRE MARSHAL FEES)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED ZONING AND SUBDIVISION ORDINANCE AMENDMENT ON FIRE MARSHAL REVIEW FEES FOR SITE PLANS AND SUBDIVISION PLANS AS STATED IN THE STAFF REPORT DATED SEPTEMBER 29, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Harsel, Koch, and Moon not present for the vote; Commissioner Alcorn absent from the meeting.

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SEA 85-L-036-2 - TRUSTEES OF WORD OF LIFE ASSEMBLY OF GOD CHURCH

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 85-L-036-2, SUBJECT TO THE DEVELOPMENT CONDITIONS REVISED NOVEMBER 12, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY AND WAIVERS OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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FDPA 80-P-073-3-4 - 2941 FAIRVIEW, L.L.C.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 80-P-073-3-4, SUBJECT TO THE DEVELOPMENT CONDITIONS REVISED NOVEMBER 12, 2003.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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FDPA 86-S-071-4 - TRINITY CENTRE THREE L.L.C. AND TRINITY LAKE L.L.C.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 86-S-071-4, SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 11, 2003, WITH THE

REMOVAL OF CONDITION NUMBER 4 WHICH WOULD HAVE PRECLUDED THE APPLICANT FROM HAVING A SERVICE AND SUPPLY USE THERE.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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RZ 2003-SP-018/FDP 2003-SP-018 - IVY DEVELOPMENT, L.C.
SE 2003-SP-012 - IVY DEVELOPMENT, L.C.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2003-SP-018, SUBJECT TO THE PROFFERS DATED NOVEMBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-SP-018, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE DRAFT PROFFERS DATED NOVEMBER 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2003-SP-012, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER AND A MODIFICATION OF THE TRANSITIONAL SCREENING IN FAVOR OF THAT SHOWN ON THE CDP/FDP/SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn absent from the meeting.

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The meeting was adjourned at 9:25 p.m.
Peter F. Murphy, Jr., Chairman